

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

661



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
September 9, 2008

**SUBJECT:** Public Hearing - Resolution No. 2008-373, Approval of the Lease of Real Property from the Redevelopment Agency for the County of Riverside to the Young Men's Christian Association - 2<sup>nd</sup> District

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Conduct a joint public hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and
2. Adopt Resolution No. 2008-373, Approval of the Lease of Property from the Redevelopment Agency for the County of Riverside to the Young Men's Christian Association (YMCA).

**BACKGROUND:** The Agency owns the Youth Opportunity Center consisting of approximately 4,800 square feet located at 5656 Mission Boulevard, Riverside County, known as Assessor's Parcel Number 181-052-003-005, as depicted on Exhibit A attached hereto and incorporated herein by reference.  
(continued on page 2)

FORM APPROVED COUNTY COUNSEL  
MICHELLE CLACK  
DATE 9/18/08  
Departmental Concurrence

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer, Executive Director

RZ:DL:TE:JP:DSC:

S:\RealProperty\Real Property\District Projects\Dist 2\YMCA\EDA Form 11 Approval to Lease 8-12-08.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

<b>COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:</b> Yes	
<b>SOURCE OF FUNDS:</b> N/A	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer J. Sargent*  
\_\_\_\_\_  
Jennifer J. Sargent  
**County Executive Office Signature**

Dept't Recomm.:  Consent  Policy   
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** **District:** 2 **Agenda Number:** 9.10

The Workforce Development Center for the Economic Development Agency issued an RFP to solicit proposals from agencies to provide youth services at the Center constructed by the Agency. YMCA was awarded the contract and agreed to maintain the ability to serve and enroll Workforce Investment Act eligible youths and provide the designated program components and services according to each participant's Individual Service Strategy (ISS). The purpose of the contract is to provide programs and services to eligible youth, ages 14-21 on a year round basis. These services will improve long-term employability and enhance academic and occupational learning, leadership, development skills, educational advancement into post-secondary education, and employment preparation.

A Negative Declaration for Environmental Assessment No. 2005-24 was adopted by the Board of Directors on April 12, 2005, which concluded that the project will not have a significant effect on the environment.

The term of the lease shall be for a two year period commencing August 1, 2007 and terminating July 31, 2009. The term of the lease may be extended by mutual agreement of the Executive Director of the Agency and the YMCA and shall be incorporated by a written amendment executed by both parties. The YMCA shall pay \$1.00 per year to the Agency for the term of the lease which shall constitute rent under this lease.

Staff recommends approval of County Resolution 2008-373 to approve the lease agreement.

**RESOLUTION NO. 2008-373  
APPROVAL OF THE LEASE OF PROPERTY FROM THE  
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE TO THE YOUNG  
MEN'S CHRISTIAN ASSOCIATION**

**(Second District)**

**WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency") is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

**WHEREAS**, Riverside County Board of Supervisors ("County") adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended ("Project Areas"); and

**WHEREAS**, Health and Safety Code Section 33433 requires a lease to be approved by the legislative body by resolution after a public hearing if the property to be leased was acquired with tax increment moneys; and

**WHEREAS**, the Agency owns the Youth Opportunity Center located at 5656 Mission Boulevard, Riverside County ("Property") and wishes to lease the Property to the Young Men's Christian Association ("YMCA"); and

**WHEREAS**, the consideration is not less than the fair reuse value at its proposed use, when considered with covenants, conditions, and restrictions imposed on the Property; and

**WHEREAS**, the leasing of the Property will assist in the elimination of blight, is consistent with the implementation plan adopted pursuant to Health and Safety Code Section 33490 by providing much needed community facilities to the Project Area and surrounding communities within the County of Riverside; and

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 8/12/08

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**WHEREAS**, a public hearing was held and the County wishes to approve the lease of the Property from the Agency to the YMCA.

**NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled September 30, 2008, as follows:

1. That the Board of Supervisors hereby finds and declares that the above recitals are true and correct.

2. That the County of Riverside approves the lease of Property developed as a Youth Community Center from the Redevelopment Agency for the County of Riverside to the YMCA.